

143.0

0003

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
882,100 / 882,100  
882,100 / 882,100  
882,100 / 882,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		COOLIDGE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: THIELMAN JEFFREY D	
Owner 2: THIELMAN-POWER CHRISTINE	
Owner 3:	

Street 1: 37 COOLIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SPRAGUE STEPHEN O-ETAL -

Owner 2: SPRAGUE MARGARET M -

Street 1: 37 COOLIDGE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 1749 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

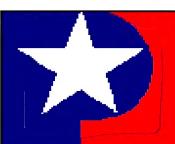
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6849		Sq. Ft.	Site		0	80.	0.91	9									500,377						500,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6849.000	381,700		500,400	882,100		92571
							GIS Ref
							GIS Ref
							Insp Date
							05/19/18



## USER DEFINED

Prior Id # 1:	92571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 11:52:54
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
06/08/18	10:23:19
ekelly	
11087	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,700	0	6,849.	500,400	882,100		Year end	12/23/2021
2021	101	FV	359,500	0	6,849.	500,400	859,900		Year End Roll	12/10/2020
2020	101	FV	359,500	0	6,849.	500,400	859,900	859,900	Year End Roll	12/18/2019
2019	101	FV	293,800	0	6,849.	469,100	762,900	762,900	Year End Roll	1/3/2019
2018	101	FV	293,800	0	6,849.	387,800	681,600	681,600	Year End Roll	12/20/2017
2017	101	FV	293,800	0	6,849.	356,500	650,300	650,300	Year End Roll	1/3/2017
2016	101	FV	293,800	0	6,849.	325,200	619,000	619,000	Year End	1/4/2016
2015	101	FV	261,100	0	6,849.	319,000	580,100	580,100	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPRAGUE STEPHEN	46130-284		9/21/2005		588,000	No	No		
	13382-415		1/1/1978		42,900	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2018		Inspected						BS
4/24/2018		MEAS&NOTICE						BS
11/14/2008		Meas/Inspect						163
1/14/2006		MLS						MM
4/20/2000		Inspected						263
2/24/2000		Missed Appt.						PATRIOT
11/23/1999		Mailer Sent						276
10/15/1999		Measured						264
12/1/1981								CS

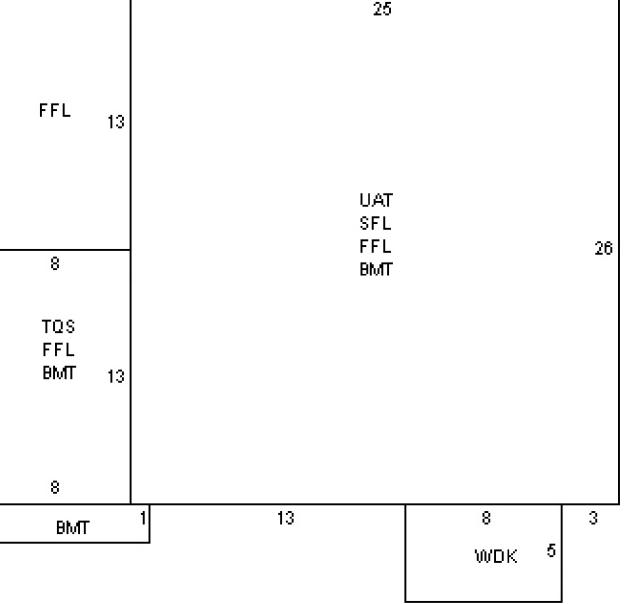
## ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
11/14/2008	Meas/Inspect	163	PATRIOT
1/14/2006	MLS	MM	Mary M
4/20/2000	Inspected	263	PATRIOT
2/24/2000	Missed Appt.	276	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 97 - Tudor	1	Rating: Good						NO HEAT UAT.											
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:												25				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Good																
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: BIEGE		A Kits:	Rating:												26				
View / Desir:		Fpl: 1	Rating: Good																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average		<b>CONDOS INFORMATION</b>				1st Res Grid   Desc: Line 1   # Units 1													
Year Blt: 1929	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct:	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		1	7	3											
Sec Int Wall:	%	Economic:	%	Additions:															
Partition: T - Typical		Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood		Override:	%	Baths:															
Sec Floors: 4 - Carpet	20 %	Total:	10.8 %	Plumbing:															
Bsmt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>				<b>NET SKETCHED AREA</b>					
Subfloor:		Basic \$ / SQ: 135.00		Rate	Parcel ID	Typ	Date	Sale Price		1	7	3							
Bsmt Gar: 1		Size Adj.: 1.31204283																	
Electric: 3 - Typical		Const Adj.: 0.97806144																	
Insulation: 2 - Typical		Adj \$ / SQ: 173.240																	
Int vs Ext: S		Other Features: 90750																	
Heat Fuel: 2 - Gas		Grade Factor: 1.00																	
Heat Type: 5 - Steam		NBHD Inf: 1.00000000																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 427933			Juris. Factor:		Before Depr:	173.24											
% Com Wal	% Sprinkled	Depreciation: 46217			Special Features: 0		Val/Su Net:	149.04											
		Deprecated Total: 381717			Final Total: 381700		Val/Su SzAd:	240.67											
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 143.0-0003-0005.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X6	A	AV	1985	0.00	T	27.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							